



## Louisville Metro

### Historic Landmarks and Preservation Districts Commission

# -Annual Report: 2010-

#### COMMISSIONERS

Robert Vice, Chair

Scott Kremer AIA, Vice  
Chair

Ed Allgeier

Bob Bajandas

Carolle Jones Clay

Nick Ising

Don Keeling

Mary Jean Kinsman

Jay Stottman

Tina Ward Pugh

Juanita Landers White

Jim Mims, Director of  
Codes & Regulations

#### STAFF

Sharonda Duerson:  
Management Assistant

Darnell Farris:  
Architect

Richard Jett:  
Historic Preservation  
Officer

Cynthia Johnson:  
Preservation Specialist

Robert Keesaer AIA:  
Architect

Sherie' Long ASLA:  
Landscape Architect

David R. Marchal AIA:  
Urban Design  
Administrator

Debra Richards:  
Preservation Specialist

## Investing in Preservation...

In an Annual Report like this, organizations usually look back over the past year to take stock and chart a course for the future. Such an assessment this year really has to look back at least two years to present the clearest picture. In 2008, design review activity showed few if any effects from the national economic decline and “substantially continued the brisk pace from 2007.” Other jurisdictions report the same, not unexpected, phenomenon which is that property owners and investors tend to “sit tight” in moments of economic uncertainty and protect their investments, in this case their property. Last year, national trends finally caught up with our community, and property owner applications declined by double digits, with the exception of Old Louisville which saw a 20% increase in property investment. Fortunately, mirroring trends in the construction industry and an improving national economy, this past year witnessed a rebound with a nearly 10 percent increase in applications for exterior improvements.

It's no surprise that historically the home renovation sector of the building industry has fared better, and in some cases flourished, during challenging economic times such as the period from which our community is now emerging. Saturated housing markets discourage investment while traditional neighborhoods like Louisville's seven local preservation districts with intact infrastructure, stable property values, and a high quality of life, attract investment capital. Residents and property owners in our historic districts are passionate about being effective stewards of some of our community's most valuable resources. The investments they have made and continue to make in their homes have a rippling effect on our local economy and contribute immeasurably to our collective sense of well being.

Metro Landmarks Commission members have invested countless hours in support of the city's historic neighborhoods and individual landmark owners during this past year. We will miss the Commissioners who stepped down this past year. Nick Ising provided keen insights as the owner of a historic commercial building in the Butchertown Historic District. Mary Jean Kinsman was an original staff member of both city and county historic preservation programs and was a Jefferson County Commissioner prior to merger. Juanita Landers White is a retired educator and published historian with special expertise in Kentucky's African American heritage. Thank you!

We are fortunate that there are superbly qualified volunteers that have agreed to succeed them beginning with the 2011 term. The Commission welcomes Ross Primmer, Alicestyne Turley, and Joanne Weeter. Ross Primmer is a nationally recognized architect with offices in the historic Phoenix Hill/East Market area who has considerable experience with contextually sensitive design. Alicestyne Turley is an assistant professor in the Pan African Studies Department at the University of Louisville where she directs the Underground Railroad Institute. Joanne Weeter is the former City of Louisville Historic Preservation Officer and currently is a consultant specializing in historic tax credit projects, preparation of National Register nominations, and environmental studies.

Finally, many thanks to all of the Landmarks Commissioners, Architectural Review Committee members, and neighborhood supporters whose generous gifts of time and talents continue to enrich our community!

*“The Metro Council declares as a matter of public policy that the preservation, protection, perpetuation, and use of neighborhoods, areas, places, structures, and improvements having a special or distinctive character or a special historic, aesthetic, architectural, archeological, or cultural interest or value and which serve as visible reminders of the history and heritage of this Metro Government, commonwealth, or nation is a public necessity and is required in the interest of the health, prosperity, safety, welfare, and economic well-being of the people.”*

Louisville Metro Ordinance 32.250 Excerpt—Public Purpose of the Commission

# Local Designations



**100 block West Main Street: 105, 107/109, 111, 113, 115, 117, 119, 121.** (Above) Although contiguous structures each building is located on an individual parcel and each was designated as an individual local landmark by the Commission at its June meeting.

**Twig and Leaf.** (Below) This historic restaurant located on Bardstown Road was reviewed by the Commission for designation but at the owner's request, final consideration was deferred until March 2011.



**Funk Springhouse.** (Above)

2101 Hurstbourne Parkway. This structure was built c 1794 as part of a homestead and farm belonging to Peter Funk, an early settler in the area.



**Peter C. Doerhoefer House.** (Above)

4422 W. Broadway. This house was constructed in 1908 for Peter Doerhoefer who was figured prominently in the Louisville tobacco industry and development of the west end of town.



# National Register Nominations



**Bridges & Smith Paint Company, 118-122 E Main Street .** (Left). Although constructed originally as the Miller Paper Company this nomination is based on the 1940's incarnation of the buildings as the paint company.



**Most Blessed Sacrament School.** 1128 Berry Boulevard. This Collegiate Gothic style parish school was built in 1937.

**William Dodd House, 1448 St. James Court** (Below).



**McBride's Harrods Creek Landing.** (Above) 30 acre parcel located along the Ohio River near Harrods Creek. The resource includes the property as well as several maritime resources including barges, docks, crane, and railway. Also numerous contributing structures including the George McBride House and the Leo McBride House.

## Public Outreach

The Commission engaged with the public in various ways in 2010 and continues to explore new avenues. To name a few:

- Daily interaction with the public/district residents regarding historic preservation practices, design processes, and on-site evaluations
- Architectural Review Committees—29 reviews meetings in including several out in the districts at residents' requests
- Multiple public meetings and discussions regarding Neighborhood Conservation Districts and Ordinance revisions
- Renovate Louisville—2 new episodes "Energy Efficiency in Older Homes," "Louisville's Art Deco Buildings" 2 more in production!
- Rehabarama—I full day event including lectures by Bob Yapp, other presentations, and exhibitor show with 100+ attendees!
- Clifton—multiple meetings evaluating Landmarks in the district—studying all aspects from staff to ARC reviews, and guidelines
- Presentation and discussion with Metro Council Committee on Government Accountability and Oversight—Metro Role in Historic Preservation
- Staff attendance at Kentucky State Preservation conference as well as National Trust Conference in Austin., Texas

## Applications for Certificates of Appropriateness

In 2010 applications for Certificates of Appropriateness tended to follow the general direction of the construction industry which saw some rebound from double digit declines. Per district the trends generally held from the previous year with the exception of Cherokee Triangle which saw an increase of 34% - primarily in house additions and new garages. Case total was 195 (178 in 2009, 204 in 2008, and 220 in 2007). A significant number - 85% - were reviewed at staff level compared with 70% in 2009.

The total project value was \$65 million\* in 2010—this is up from \$9 million in 2009! This large figure is due primarily to two significant projects in Old Louisville—the redevelopment of the Masterson's site (\$52 million) and the expansion of the Filson Club (\$6.4 million). There was a lot of activity affecting Individual Landmarks, specifically at the Main Library and the redevelopment of the Edgehill property, designated in 2009. Aside from these large projects the value of regular project load was slightly less in comparison to 2009 but greater in number, and far more were completed at staff level.

There was only one appeal in 2010. It was submitted by a party claiming to be aggrieved by a decision of the ARC. The appeal was deferred at appellant's request to allow the applicant an opportunity to resolve the issue. Ultimately the design was amended resolving the issue.

DISTRICT	STAFF REVIEWS	COMMITTEE REVIEWS	TOTAL RE- VIEWS (2009)	ESTIMATED VALUE*
<b>Butchertown</b>	12	1	13 (11)	\$268,600
<b>Cherokee</b>	55	8	63 (47)	\$1,389,870
<b>Clifton</b>	39	5	44 (46)	\$709,000
<b>Individual</b>	7	5	12 (2)	\$3,157,300
<b>Limerick</b>	3	0	3 (3)	\$34,800
<b>Old Louisville</b>	47	11	58 (65)	\$60,145,270
<b>Parkland</b>	1	0	1 (1)	\$2,000
<b>West Main</b>	1	0	1 (1)	\$7,500

\*Project value information is supplied by applicants.

## Review of Demolition

In 2010 the Landmarks Commission reviewed properties being considered for demolition by Louisville Metro including visual and photo surveys, development of rehab estimates, and documentation. Staff reviewed these public demolitions in accordance with Section 106 of the National Historic Preservation Act. In 2010 the team made the following analyses and conclusions:

- 34 Structures were found to be historic structures in good condition to be saved.
- 23 Structures were found to be severely deteriorated and recommended to Kentucky State Historic Preservation Office (SHPO) for demolition. Staff provided costs estimate to rehabilitate. 19 of the 23 Structures to date have been approved for demolition by the SHPO. Structures approved for demolition by the SHPO were documented by staff with Kentucky Historic Resources Survey Forms prior to removal.

Staff continues to review private demolition applications to determine the necessity of 30 day public notice. In 2010 Staff worked to improve electronic notification alerting interested citizens of private demolitions.

# Significant Issues and Recommendations

In its efforts to achieve its Public purpose the Commission utilizes its expertise, passion, and authority to actively engage with the citizens of the community on a daily basis. Resulting from these efforts the Commission has identified several significant and ongoing issues and has developed specific recommendations and initiatives to address these issues.

1. **Public Education.** Discussions that have taken place in the public forum regarding the economic and social value of preservation and the work of the Commission show a marked lack of correct information and/or misconception. Methods should be developed to provide clear and accurate information for the Metro-wide discussion of preservation and for a greater understanding of the work of the Commission. In 2010 the Commission: attended neighborhood meetings; offered a series of educational programs; co-produced two more episodes of Metro Television's award winning Renovate Louisville series focusing on local preservation, architecture, and construction topics.
2. **Clarification of Economic Impacts.** As an element of Public Education the economics of preservation play a particular role in the more complete understanding of preservation by property owners, developers, and Metro agencies. Specific economic data research, and conclusions should be compiled for presentation and public discussion. In 2010 the Commission: utilized Metro's information and development tracking system to quantify the economic impacts of projects in preservation districts;
3. **Clarification of Environmental Impacts.** As an element of Public Education, the significant environmental implications of preservation represent a quickly developing field of real public interest and study. Specific local and national environmental data, research, and conclusions should be compiled for presentation and public discussion. In 2010 the Commission: included aspects of this issue at the Rehabarama event; began re-evaluating its guidelines and policy documents to reflect the latest research and ideas in this area.
4. **Rehabilitation and Demolition policy.** Historically significant structures, neighborhoods, and other resources that are not locally designated are afforded very little protection from demolition. A comprehensive, Metro-wide demolition and rehabilitation policy should be developed to further protect and re-service these structures. In 2010 the Commission: continued extensive discussions with Codes & Regulations and Metro Housing staff regarding Louisville's rehabilitation and demolition policies; collaborated on the federally funded Neighborhood stabilization program; increased participation in the review of demolitions initiated by Louisville Metro; continued to pursue the Neighborhood Conservation District program.
5. **Partnerships.** Growing interest in local and national designation, continually expanding efforts in public education, and increasing involvement in community planning and review in a climate of increasingly limited budgets for activities and staffing creates many challenges. The Commission should continue to foster partnerships with other historic preservation professionals and organizations to leverage available resources in addressing significant issues. In 2010 the Commission: partnered with the Kentucky Heritage Council and Preservation Louisville to produce Rehabarama; Preservation Louisville to produce the "Hands on History" workshops; area historic house museums by providing technical assistance and serving on advisory committees at locust Grove, Riverside—the Farnsley Moremen Landing, the Little Loomhouses, and Blackacre; the Louisville Historical League and Louisville & Jefferson County Environmental Trust via board membership; Metro TV to develop concepts for ongoing and future Renovate Louisville programs; the Kentucky Transportation Cabinet to undertake the Metro-wide architectural and archeological survey undertaken in conjunction with the Kentucky Archeological Survey.

**Louisville Metro  
Historic Landmarks and Preservation  
Districts Commission**

Metro Development Center  
Suite 300  
444 South Fifth Street  
Louisville, Kentucky 40202



**Greg Fischer,  
Mayor**

**Louisville Metro Council**

Please also visit our website!

<http://www.louisvilleky.gov/PlanningDesign/Historic+Landmarks+and+Preservation+Districts+Commission.htm>

## Facts & Figures for 2010

195—Applications for Certificates of Appropriateness

85% - Applications reviewed at Staff level

6540—Approximate number of structures located within local districts and individual landmarks

2.9% - Properties undergoing exterior change requiring review

1—Appeal of Decision to Commission

11—Designations of Individual Local Landmarks

11—Episodes of Renovate Louisville filmed in partnership with Metro TV

3,948—Number of “hits” for Renovate Louisville episodes on Youtube to date since 2007

4—National Register Nominations

1—Rehab-A-Rama (image below)

100+ - Rehab-A-Rama attendees

26—Rehab-A-Rama exhibitors

6—Supplemental Presentations

